

Stanfords

— sales & lettings —



£365,000 Leasehold

2 bedroom flat

Noel Terrace

Forest Hill

Read all about it...

This bright and spacious accommodation is located on the first floor of a popular south-after Victorian mansion block, just a stone's throw from Forest Hill Town Centre. This vibrant area offers a diverse array of shops and supermarkets, exciting places to eat and drink, and convenient access to Forest Hill Station, providing frequent London Overground and National Rail services into Central London. You'll also find the Horniman Museum nearby, which features extensive gardens and a popular Sunday market showcasing independent and local producers.

The property comprises; two double bedrooms with traditional sash windows, fitted carpet, a modern white bathroom suite, and an open-plan kitchen that offers a comfortable and flexible living space.

The flat has the additional benefit of being offered on the market with no onward chain.

Tenure: Leasehold (102 years remaining) | **Service Charge:** £1,280pa | **Building Insurance:** £800pa | **Ground Rent:** £100pa | **Council Tax:** Lewisham Band B

FIRST FLOOR

Kitchen

3.36m x 2.45m (11' 0" x 8' 0")

Pendant light, matching wall and base units, boiler, sash window, oven, laminate flooring.

Lounge

3.41m x 2.34m (11' 2" x 7' 8")

Pendant light, sash windows, entrance door, radiator, fitted carpet.

Bathroom

2.59m x 2.45m (8' 6" x 8' 0")

Pendant light, sash window, shower over bathtub with glass divider, sink

basin, WC, tiled flooring.

Bedroom

3.97m x 3.12m (13' 0" x 10' 3")

Pendant light, sash window, radiator, fitted carpet.

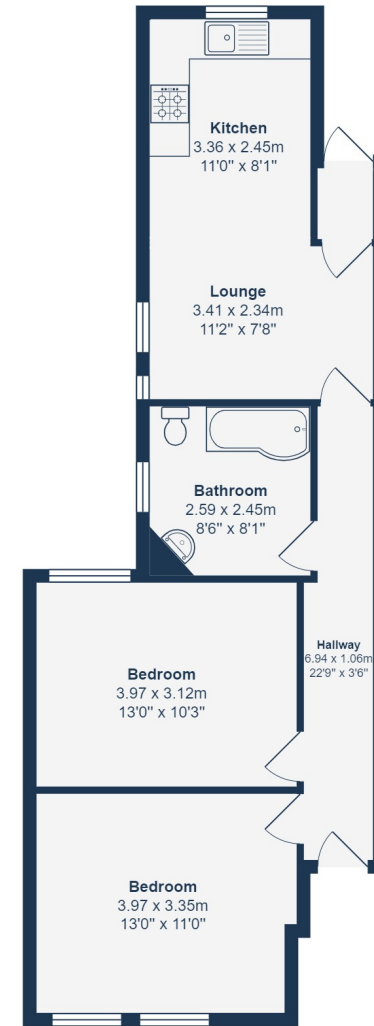
Bedroom

3.97m x 3.35m (13' 0" x 11' 0")

Pendant light, sash windows with secondary glazing, radiators, fitted carpet.

Hallway

6.94m x 1.06m (22' 9" x 3' 6")



First Floor

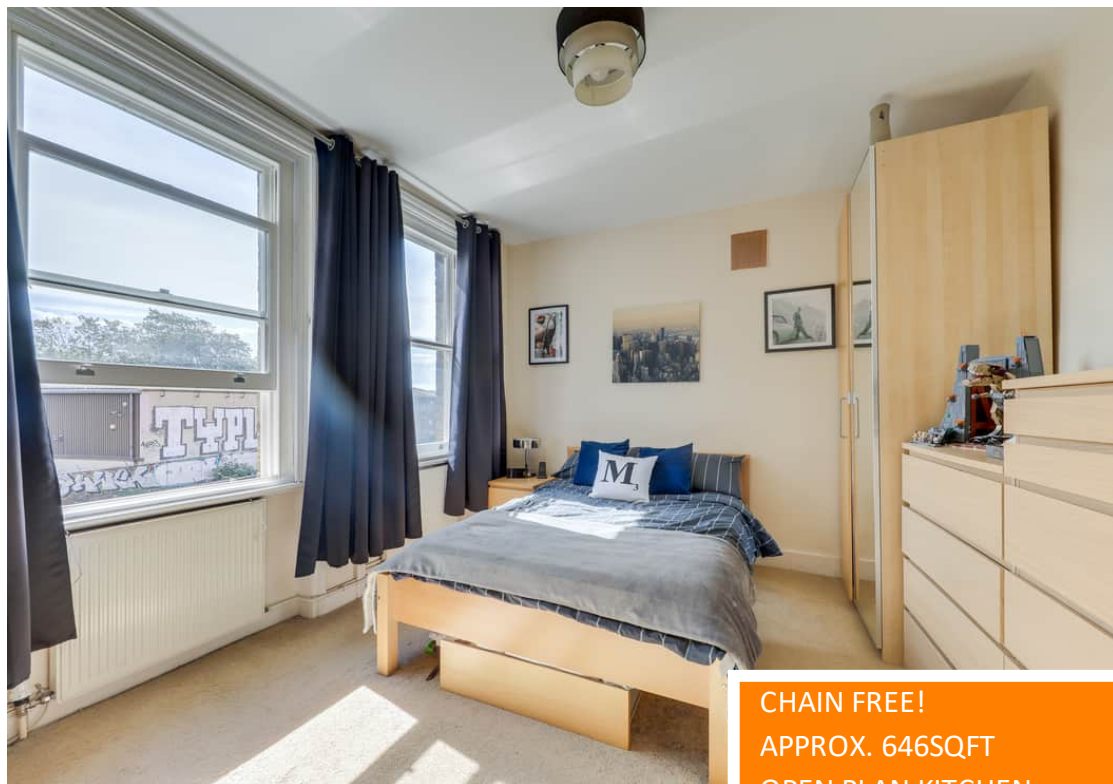
Total Area: 60.0 m² ... 646 ft²

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

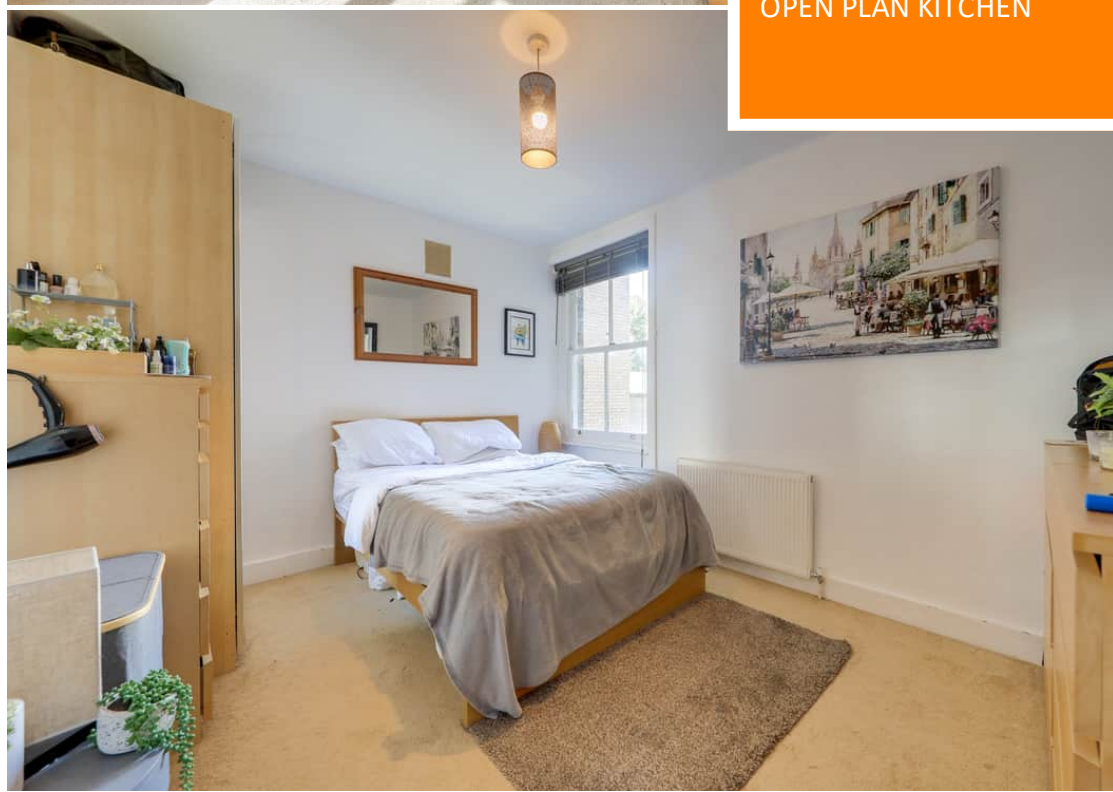
Call 020 8699 6778 or email us at foresthill@stanfordstates.london
to arrange a viewing or request further information

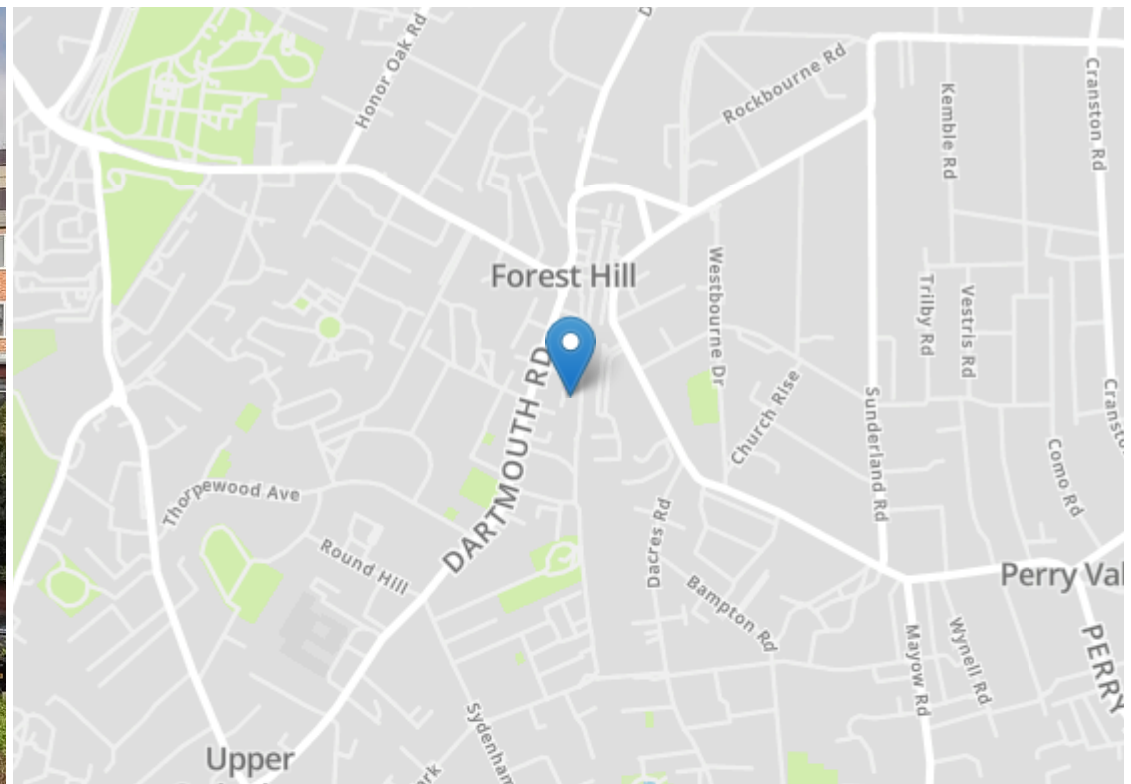
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CHAIN FREE!
APPROX. 646SQFT
OPEN PLAN KITCHEN

0.1MI TO FOREST HILL
STATION
2 DOUBLE BEDROOMS
PERIOD MANSION
BUILDING





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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